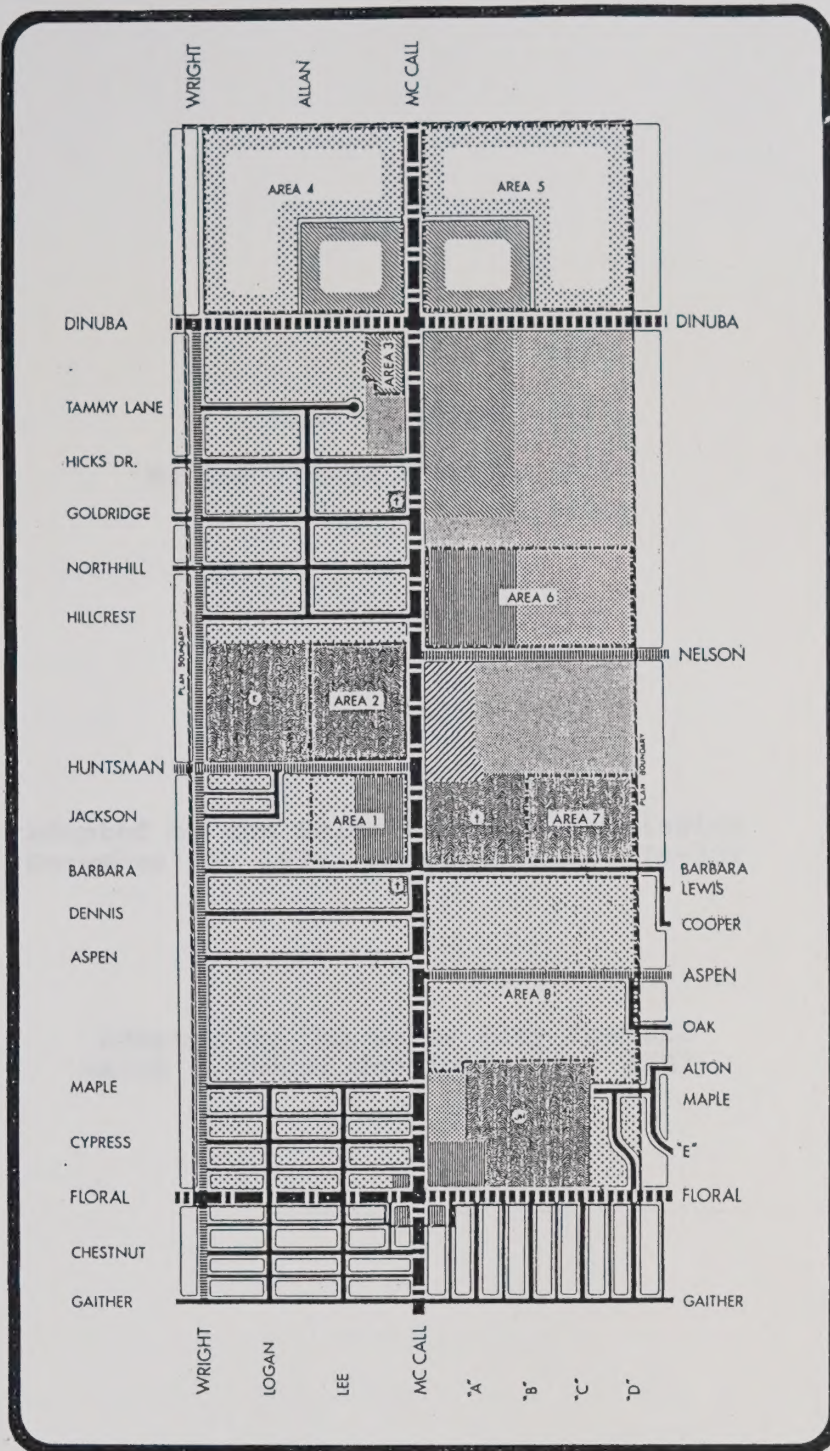


CITY OF SELMA

MC CALL AVENUE SPECIFIC PLAN

PREPARED FOR THE CITY OF SELMA
BY CONSULTIVE PLANNERS



LEGEND

RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- RESIDENTIAL OFFICE
- OPEN SPACE
- AGRICULTURE
- VACANT/UNDEVELOPED
- URBAN RESERVE

- FUTURE URBAN USE IS DESIGNATED BY PATTERNS BORDERING RESERVE AREAS

PUBLIC/QUASI PUBLIC FACILITIES

- CHURCH
- ELEMENTARY
- JR. HIGH

CIRCULATION

- LOCAL
- LOCAL COLLECTOR
- COLLECTOR
- ARTERIAL

CITY OF SELMA

MC CALL AVENUE SPECIFIC PLAN



CONSULTIVE PLANNERS
URBAN ENVIRONMENTAL PLANNERS
FRESNO, CALIFORNIA

CITY OF SELMA
McCALL AVENUE SPECIFIC PLAN

Adopted by the Selma Planning Commission
December 12, 1978; Resolution No. 78-321

Adopted by the Selma City Council
March 5, 1979; Resolution No. 1702

Prepared by

Consultive Planners
1111 Fulton Mall, Suite 306
Fresno, California 93721

April, 1979

STATE OF NEW YORK
IN SENATE
January 10, 1917.

REPORT OF THE
COMMISSIONER OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
JANUARY 10, 1917.

ALBANY:
JANUARY 10, 1917.

ALBANY:
JANUARY 10, 1917.

ALBANY: 1917.

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100 INTRODUCTION

101 PURPOSE AND SCOPE OF THE SPECIFIC PLAN

This Specific Plan sets forth the adopted objectives and policies of the City of Selma regarding the existing and future character and quality of urban development within the Specific Plan Area. The major objectives for the Plan can be summarized as follows. The first is to protect and enhance the existing, appropriate urban development within the Specific Plan area. The second is to encourage new urban development that; (1) is harmonious with existing urban development; (2) reflects high standards of design; (3) is compatible with the City's major street system; (4) can be provided necessary urban services by the City and other service entities, and (5) conforms with the City's community-wide planning goals and policies.

The McCall Avenue Specific Plan was prepared and adopted pursuant to the authority provided in Section 65450 of the Government Code of the State of California. The Plan defines the land uses that can be developed on all properties within the Specific Plan Area and prescribes detailed standards for the development of these land uses. The Plan also defines the major streets within the Specific Plan Area and establishes standards and policies to ensure their proper functioning.

The Plan is divided into five major sections. Section 100, this introduction, explains the purpose and scope of the Plan and its significance. The boundaries of the Specific Plan Area are described in Section 200. In Section 300, the land uses that are appropriate within the Specific Plan Area and the development standards for these land uses are presented. Section 400 defines the major street system within the Specific Plan Area and provides standards and policies for its implementation. Finally, in Section 500, administrative procedures for the Plan are presented.

200 McCALL AVENUE SPECIFIC PLAN AREA

The boundaries of the McCall Avenue Specific Plan Area are shown on the Specific Plan Map. The Specific Plan Area is generally bounded by Dinuba Avenue on the north, Floral Avenue on the south, the D Street alignment on the east and Wright Avenue on the west. The Specific Plan Area also includes property located at the northeast and northwest corners of the intersection of Dinuba and McCall Avenues and the southeast and southwest corners of the intersection of Floral and McCall Avenues.

3200 LAND USE

301 INTRODUCTION

The purpose of this section is to establish objectives, definitions, standards and policies for residential, commercial; and public and quasi-public land uses within the Specific Plan Area.

302 OBJECTIVES FOR LAND USE

302-01: General Objectives

- 1.00 To encourage the annexation and development with harmonious land uses of vacant and underutilized land within the Specific Plan Area that has been bypassed by urban development.
- 2.00 To encourage and manage urban growth on land north of Dinuba Avenue within the Specific Plan Area when the land has been annexed to the City, can be adequately provided with urban services and facilities by the City, the school district, and other public utilities and service entities, and when the land south of Dinuba Avenue within the Specific Plan Area has been substantially developed.
- 3.00 To establish development standards that will ensure harmonious land use relationships and quality development within the Specific Plan Area.

302-02: Residential Land Use Objectives

- 1.00 To maintain existing residential neighborhoods free from conflicting land uses and unnecessary traffic.
- 2.00 To encourage and provided appropriate locations for new residential development.
- 3.00 To encourage and provide for a variety of compatible housing types within the Specific Plan Area.
- 4.00 To encourage innovative, well designed residential development within the Specific Plan Area.

302-03: Commercial Land Use Objectives

- 1.00 To maintain the central business area of selma as the City's major retail shopping and professional and governmental office area.

2.00 To define areas that are appropriate for neighborhood and community commercial uses within the Specific Plan Area.

3.00 To ensure that any commercial development within the Specific Plan Area is designed in a manner which will provide a quality image for the City.

303 LAND USE DEFINITIONS AND STANDARDS

The following are definitions and general standards for the urban residential, commercial and public and quasi-public land use classifications described in this Plan. The zoning that is consistent with each land use classification is presented in the Zoning Consistency Table located in this section. The standards for the development of each land use classification are embodied in the zone districts that are consistent with each classification and in the special development standards described in Section 304 of this Plan. The standards and definitions contained in this section, including the Zoning Consistency Table, are reflective of City policy for the purposes of interpreting land use classifications in this Plan.

ZONING CONSISTENCY TABLE

Specific Plan Map Land Use Classification	Consistent Zoning
--	-------------------

Residential

Low Density	R-1
Medium Density	R-2, R-T-P*
High Density	R-3

Residential Office	R-0
--------------------	-----

Commercial

Neighborhood	C-1
Community	C-2

Public and Quasi-Public Facility	R-1
----------------------------------	-----

Urban Reserve

Low Density Residential Reserve	AL-20**/R-1
Community Commercial Reserve	AL-20**/C-2

*See Section 303-02:2.00 for specific requirements regarding consistency.

**Fresno County Zoning District

LOWING EMBROIDERY
TABLE

Specialized Sewing Machine
and Sewing Machine

Embroidery

Low Sewing
Machine Sewing
Machine Sewing
Machine Sewing
Machine Sewing

Embroidery

Machine Sewing
Machine Sewing
Machine Sewing
Machine Sewing

Embroidery

Machine Sewing
Machine Sewing
Machine Sewing
Machine Sewing

*See Section 102-101 for specific requirements regarding
compliance.
**Green County Public Health

303-01: Urban Reserve

Urban reserve means land designated for limited agricultural use with an indicated future use for urban residential, commercial or public and quasi-public purposes.

303-02: Urban Residential Land Uses

- 1.00 Low Density Residential means land designated exclusively for single family residential development, with a minimum of 7,000 square feet of lot area per dwelling unit.
- 2.00 Medium Density Residential means land designated predominantly for multiple family residential development with a minimum of 3,000 square feet of lot area per dwelling unit. Mobilehome parks may be consistent with medium density residential development, subject to review of individual projects.
- 3.00 High Density Residential means land designed exclusively for multiple family residential development with a minimum of 1,500 square feet of lot area per dwelling unit.

303-03: Urban Commercial Uses

- 1.00 Residential-Office means land designated for high density residential uses and general and professional office uses.
- 2.00 Neighborhood Commercial means land designated for retail commercial uses limited to providing convenience shopping goods to an immediate residential area and developed within a unified, master planned shopping center.
- 3.00 Community Commercial means land designated for retail commercial uses providing shopping goods to a major area of the City and developed within a unified, master planned shopping center.

303-04: Urban Public and Quasi-Public Land Uses

Urban public and quasi-public land uses mean land designated for schools, parks, churches, cemeteries and similar uses.

201-21: Urban Reserves

Urban reserves means land designated for limited agricultural use with an intended future use for urban residential, commercial or public and related purposes.

201-22: Urban Residential Land Use

1.00 Low Density Residential means land designated for use as single family dwellings, with a minimum of 1,000 square feet of lot area per dwelling unit.

2.00 Medium Density Residential means land designated for use as single family dwellings, with a minimum of 5,000 square feet of lot area per dwelling unit. Medium density residential use is intended to provide for a mix of housing types and uses, including but not limited to, single family dwellings, townhouses, and small scale commercial uses.

3.00 High Density Residential means land designated for use as multi-family dwellings, with a minimum of 1,000 square feet of lot area per dwelling unit.

201-23: Urban Commercial Uses

1.00 Neighborhood Commercial means land designated for use as small scale commercial uses, including but not limited to, retail stores, restaurants, and other small scale commercial uses.

2.00 Regional Commercial means land designated for use as large scale commercial uses, including but not limited to, big box retail stores, office buildings, and other large scale commercial uses.

3.00 Community Commercial means land designated for use as medium scale commercial uses, including but not limited to, community centers, libraries, and other medium scale commercial uses.

201-24: Urban Public and Quasi-Public Land Uses

Urban public and quasi-public land uses mean land designated for schools, parks, libraries, community centers, and similar uses.

304 DEVELOPMENT STANDARDS

304-01: General

The standards set forth in this section shall, unless otherwise specified, apply to all land, uses, buildings or structures within the Specific Plan Area that are developed subsequent to the adoption of this Specific Plan. The standards shall also apply to the redevelopment of or new construction on any land, uses, buildings or structures that existed prior to the adoption of this Specific Plan. The standards shall be in addition to and shall supersede the standards of the zone district applied to any property within the Specific Plan Area except where the standards of the zone district are more restrictive, in which case the standards of the zone district shall apply.

304-02: Setbacks

- 1.00 The following setback lines shall apply within the Specific Plan Area. Except as provided in Section 304-02:1.00, no building or other improvements shall be erected or located within the space between a setback line and the ultimate right-of-way line or such other line of the street from which the setback line is measured.
 - 1.01 McCall Avenue. The setback lines are located parallel to and 30 feet from the adopted ultimate right-of-way lines (Precise Plan Line) on McCall Avenue, within the Specific Plan Area.
 - 1.02 Floral Avenue. The setback lines are located parallel to and 30 feet from the adopted ultimate right-of-way lines (Precise Plan Line) on Floral Avenue, within the Specific Plan Area.
 - 1.03 Nelson Boulevard. The setback lines are located parallel to and 53 feet from the ultimate center line on Nelson Boulevard, within the Specific Plan Area.
 - 1.04 Huntsman Avenue. The setback lines are located parallel to and 55 feet from the ultimate center line on Huntsman Avenue, within the Specific Plan Area.
 - 1.05 Dinuba Avenue. The setback lines are located parallel to and 72 feet from the ultimate

1914-15

The following table shows the results of the investigation of the various species of the genus *Spizella* in the various localities mentioned in the text. The results are given in the form of a table, the columns of which are headed by the name of the locality, and the rows by the name of the species. The numbers in the cells of the table represent the number of specimens of each species which were taken at each locality. The total number of specimens of each species is given in the last column of the table.

1914-15

The following table shows the results of the investigation of the various species of the genus *Spizella* in the various localities mentioned in the text. The results are given in the form of a table, the columns of which are headed by the name of the locality, and the rows by the name of the species. The numbers in the cells of the table represent the number of specimens of each species which were taken at each locality. The total number of specimens of each species is given in the last column of the table.

1. *Spizella socialis*. The results of the investigation of this species are given in the following table. The columns of the table are headed by the name of the locality, and the rows by the name of the species. The numbers in the cells of the table represent the number of specimens of each species which were taken at each locality. The total number of specimens of each species is given in the last column of the table.

2. *Spizella monticola*. The results of the investigation of this species are given in the following table. The columns of the table are headed by the name of the locality, and the rows by the name of the species. The numbers in the cells of the table represent the number of specimens of each species which were taken at each locality. The total number of specimens of each species is given in the last column of the table.

3. *Spizella monticola*. The results of the investigation of this species are given in the following table. The columns of the table are headed by the name of the locality, and the rows by the name of the species. The numbers in the cells of the table represent the number of specimens of each species which were taken at each locality. The total number of specimens of each species is given in the last column of the table.

4. *Spizella monticola*. The results of the investigation of this species are given in the following table. The columns of the table are headed by the name of the locality, and the rows by the name of the species. The numbers in the cells of the table represent the number of specimens of each species which were taken at each locality. The total number of specimens of each species is given in the last column of the table.

5. *Spizella monticola*. The results of the investigation of this species are given in the following table. The columns of the table are headed by the name of the locality, and the rows by the name of the species. The numbers in the cells of the table represent the number of specimens of each species which were taken at each locality. The total number of specimens of each species is given in the last column of the table.

center line on Dinuba Avenue, within the Specific Plan Area.

2.00 The following exceptions shall apply to the setback line requirements set forth in Section 304-02:1.00:

2.01 For a lot held in separate ownership at the time of adoption of this Specific Plan, no setback requirement shall be imposed which will reduce by more than one-third the area usable for other than setback (yard) or driveway purposes. An adjusted setback requirement shall be established for the lot, utilizing the provisions of Chapter 20.1 of the Zoning Ordinance, Site Plan Review. The adjusted setback shall not be less than the yard requirements of the zone district in which the lot is located nor shall it in any case be less than 15 feet.

2.02 Cornices, eaves, roof overhangs, beams, joists, and other roof projections, which are integral parts of the architecture of a building, may project over a setback line not more than 48 inches so long as the projection does not conflict with the landscape design plan approved for the site pursuant to Section 304-03:4.00. Said projection shall be a minimum of eight feet above the finished grade of the land adjacent to the building and shall not have supporting members such as posts, pillars, or walls within the setback area.

2.03 A free standing sign that is permitted pursuant to Section 304-04:2.03 of this Specific Plan or by the regulations of a zoning district may be located within a required setback area, but shall not extend over a public right-of-way.

304-03: Landscaping

1.00 The entire area between the curb of a street and the setback line that is established pursuant to Section 304-02, above, except that portion occupied by sidewalks, driveways, and permitted free standing signs, shall be landscaped, and said landscaping shall be continuously maintained. There shall be no parking, loading or storage within the required landscaped area.

The landscaping required within the above named area shall include at least eight ten-gallon or

larger trees per 100 lineal feet of street frontage. At least fifty percent of the trees shall be from the following list: *Cedrus atlantica* (Atlas cedar), *Cedrus deodara* (Deodar cedar), *Pinus canariensis* (Canary Island pine), *Pinus halepensis* (Aleppo pine), *Pinus pinea* (Italian stone pine), *Pinus thunbergiana* (Japanese black pine).

- 2.00 Not less than five percent of the interior area of all parking lots for commercial and office uses, including parking spaces, driveways and accessways, shall be landscaped. Landscaping required pursuant to Section 304-03:1.00 in the setback area shall not be considered as meeting part of the interior landscaping requirement. Moreover, where a parking lot abuts buildings, border plantings adjacent to those buildings shall not be considered in calculating or as meeting the interior landscape requirements. Individual planting strips or islands in the interior area shall be not less than seventy (70) square feet in area.
- 3.00 A permanent irrigation system shall be provided for all landscaping required pursuant to this section.
- 4.00 For any use for which landscaping is required pursuant to this section, a landscape design and irrigation plan shall be submitted to and approved by the Planning Official prior to the issuance of a building permit. The required irrigation system shall be installed and be operative and the required landscaping shall be installed prior to the final sign-off of the building permit by the City Building Official.

304-04: Signs

- 1.00 The provisions of the individual zoning districts as they pertain to signs and advertising structures shall apply to areas designated by this Specific Plan for low, medium and high density residential uses and for residential-office uses.
- 2.00 The following signs only shall be permitted in areas designated by this Specific Plan for neighborhood or community commercial uses.
 - 2.01 "For Rent" or "For Sale" signs posted on a lot or building by the owner or his authorized agent. Said signs shall not exceed six (6) square feet in area and there shall not be more than two (2) such signs for any one (1) lot, building or occupancy.

2.02 Directional signs related to the location of buildings or activities on the property on which the signs are located. Each directional sign shall not exceed six (6) square feet in area.

2.03 One (1) free standing sign for each street frontage, subject to the following regulations:

A. Street frontage shall mean that frontage on a public street of each separate ownership of land, whether in one (1) parcel or two (2) or more parcels not merged under Section 66424.2 of the Subdivision Map Act and operated as an integrated unit sharing common facilities (such as parking lots).

B. The sign shall contain thereon only the name of the buildings, occupants or groups thereof.

C. The sign shall not exceed sixty (60) square feet in area or twenty (20) feet in height.

D. The sign shall not be blinking, flashing, rotating or animated. Lights used to illuminate the sign shall be installed to concentrate the illumination on the sign and to minimize glare upon a public street or adjacent property.

E. A double-faced sign may be erected having the allowable sign area on each side of the sign; provided, the maximum dimension between the two faces of the double-faced sign shall not exceed twenty-four (24) inches.

F. There shall be a continuously maintained landscaped area surrounding the base of any free standing sign. The size of the area shall be twice the area of one face of the sign.

G. The design, materials and color of the structure supporting a free standing sign shall be harmonious with the design of the facility the sign identifies. Acceptable materials for the structure shall be limited to wood, masonry, stucco over wood or steel frame, and precast concrete.

2.04 Signs indicating the name and nature of the occupancy, the name and address of the

building or the name and address of the owner. (Occupancy shall mean each separate identifiable shop, office or business establishment, whether within separate structures, or grouped in one or more structures as a shopping center.) These signs (hereinafter called occupancy signs) shall be placed or painted only on an exterior wall or facade of the building according to the following regulations (for purposes of interpretation, the term "wall" as used herein shall include any windows located within a wall):

- A. The total area of all occupancy signs located on any exterior wall or facade of any occupancy shall not exceed ten (10) percent of the total area of said exterior wall or facade, and need not be less than forty (40) square feet.
- B. No occupancy sign area may extend or be located above the top of the exterior wall or facade of a building.
- C. Occupancy signs shall be permitted only on an exterior wall or facade in which there is located a customer entrance to the occupancy, or which faces a parking area serving the occupancy, or which faces a public street other than a local residential street.
- D. Occupancy signs shall be lighted only in accordance with the provisions of Section 304-04:2.03 D.
- E. Occupancy signs shall be mounted against the wall or facade of a building with the exposed face of the sign parallel to the plane of the wall or facade.
- F. The background area for each occupancy sign shall conform to design requirements as specified in Section 304-04:2.07. Background areas for occupancy signs within a commercial development under one ownership and sharing common facilities shall generally be uniform in design and shall have the effect of promoting a visual continuity and orderliness within the development.

- 2.05 One occupancy sign, attached to the underside of an overhang or arcade extending over a private sidewalk, and with a maximum area of

five (5) square feet, shall be permitted for each occupancy located in the building to which the overhang or arcade is attached. Said sign shall have a minimum clearance of eight (8) feet above the sidewalk and shall be suspended from or attached to the arcade or overhang, perpendicular to the exterior wall of the occupancy to which the arcade or overhang is attached. Background areas for occupancy signs permitted by this section shall, within a commercial development under one ownership and sharing common facilities, be generally uniform in design and shall have the effect of promoting a visual continuity and orderliness within the development.

- 2.06 Signs designated by governmental agencies indicating authorized testing services available on the premises, signs indicating credit cards accepted, and signs indicating trading stamps or promotional items offered, subject to the following regulations:
- A. Such signs shall be located adjacent to each other in a single assemblage, the total combined area of which shall not exceed fifteen (15) square feet.
 - B. One such assemblage shall be allowed for each occupancy.
 - C. Each assemblage shall be located flat against an exterior wall or facade of the building, canopies excluded, and may not extend above or beyond said wall or facade.
 - D. Such signs shall be of durable construction and shall be affixed to the building. No portable signs shall be permitted.
 - E. Such signs shall be illuminated only in accordance with the provisions of Section 304-04:2.03 D.
- 2.07 All permitted for sale, for rent, directional, free standing and occupancy signs shall be designed in conformity with the following requirements:
- A. All numerals, letters, symbols and trademarks on a sign shall be applied to and contained within a background area. Background area shall mean the entire area of a display surface upon which sign copy could be placed.

- B. Background area for each sign shall be a single geometric shape subtended by continuous lines at the perimeter of the display surface upon which the sign copy is located. A geometrical shape shall be limited to a rectangle, square, circle, oval, triangle, pentagon, hexagon, octagon, regular polygon, a trapezoid or an ellipse. Protrusions or extensions outside the geometrical shape of the background area are prohibited.
- C. The copy area of a sign shall not exceed forty (40) percent of the background area to which it is applied. Copy area shall mean the actual area of the sign copy applied to any background. In computing copy area, straight lines drawn closest to copy extremities encompassing individual letters or words shall be used.
- D. The area of a sign shall be determined as follows:

For signs mounted on or against the wall, facade or window of a building with the exposed face of the sign parallel to the plane of the wall, facade or window, the sign area shall include the entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem or any figure or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate such signs from the wall, facade or window against which it is placed.

For all other signs, the sign area shall include the entire surface area of the largest face of the sign, including both background and copy area and excluding therefrom any non-illuminated supporting members of the sign.

- 2.08 Advertising structures (billboards) shall not be permitted within the Specific Plan Area.

304-05: Architectural Design Criteria

- 1.00 Buildings and structures within an interdependent unit such as a shopping center or office complex

shall be designed to reflect a common approach to architectural treatment, color and materials. Unusual designs such as those associated with franchise type businesses shall be modified to reflect the approach common to the overall design for the center or complex with which they are associated.

- 2.00 Use of exposed painted or unpainted sheet metal exterior walls, roofs, parapets, etcetera, shall be permitted only if a conditional use permit is approved or conditionally approved to allow said materials. The procedure for securing a conditional use permit shall be as set forth in Chapter 16 of the Zoning Ordinance.

The limitations set forth herein on the use of exposed painted or unpainted sheet metal shall not apply to mobilehomes or travel trailers, or to home storage sheds not exceeding ten feet in height when located in areas designated for residential use.

305 POLICIES FOR URBAN LAND USE

305-01: General Policies for Urban Land Use

The following are the policies of the City for maintaining consistency between the Specific Plan and the Zoning and Subdivision Ordinances and for the management of urban growth within the Specific Plan Area.

- 1.00 Policies for Determining and Maintaining Consistency Between the Specific Plan and the Zoning and Subdivision Ordinances.

1.01 The City will only approve amendments to the Zoning Ordinance, conditional use permits, variances and subdivisions of land, together with the provisions for their design and improvements, that are consistent with this Specific Plan.

1.02 Upon adoption of the Specific Plan, or upon adoption of any subsequent amendments to it, the City will undertake any amendments to the Zoning Ordinance that are necessary in order to maintain consistency between it and this Specific Plan.

1.03 Zoning that is consistent with the land use classifications shown on the Specific Plan Map is specified on the Zoning Consistency Table, Section 303.

shall be designed to reflect a common approach to architectural treatment, color and materials. General design such as shape, materials and finishes for business shall be modified to reflect the approach common to the overall design for the entire or complete with which they are associated.

Use of standard pattern or repeated shape shall be required. Color, pattern, materials, shall be permitted only as a conditional use permit is approved or otherwise approved to allow such activities. The provisions for standard or conditional use permit shall be as set forth in Chapter 12 of the zoning ordinance.

The limitations and shall be as set forth in the zoning ordinance or conditional use permit shall be as set forth in the zoning ordinance or conditional use permit shall be as set forth in the zoning ordinance.

12-10.01 Use of Standard Pattern or Repeated Shape

12-10.02 General Provisions for Standard Pattern or Repeated Shape

The following are the provisions for the use of standard pattern or repeated shape in the zoning ordinance or conditional use permit shall be as set forth in the zoning ordinance or conditional use permit shall be as set forth in the zoning ordinance.

12-10.03 Standards for Standard Pattern or Repeated Shape
Standards for Standard Pattern or Repeated Shape shall be as set forth in the zoning ordinance or conditional use permit shall be as set forth in the zoning ordinance.

12-10.04 The City will only approve standard pattern or repeated shape in the zoning ordinance or conditional use permit shall be as set forth in the zoning ordinance or conditional use permit shall be as set forth in the zoning ordinance.

12-10.05 Upon adoption of the zoning ordinance or conditional use permit shall be as set forth in the zoning ordinance or conditional use permit shall be as set forth in the zoning ordinance.

12-10.06 Further that is consistent with the fact that the zoning ordinance or conditional use permit shall be as set forth in the zoning ordinance or conditional use permit shall be as set forth in the zoning ordinance.

1.04 A subdivision shall be considered consistent with this Specific Plan when the following conditions are met:

- A. The land uses proposed for the subdivision are consistent with the land uses shown on the Specific Plan Map for the property to be subdivided.
- B. The existing or proposed zoning of the property to be subdivided is consistent with the Specific Plan as determined by reference to the Zoning Consistency Table.
- C. The subdivision conforms to the Policies for Urban Growth Management, Section 305-01:2.00, of this Specific Plan.
- D. The design and improvements of the subdivision are consistent with all applicable provisions of the Selma General Plan, this Specific Plan, and the City's Zoning and Subdivision Ordinances and Improvement Standards.

2.00 Policies for Urban Growth Management. The Specific Plan Map designates the land within the Specific Plan Area that is appropriate for urban residential, office, and commercial development as well as urban reserve lands that are appropriate for future urban growth, with agriculture as their interim use. The following are the policies of the City for managing the timing, extent and location of urban growth within the Specific Plan Area.

2.01 To protect land designated for urban growth within the unincorporated portions of the Specific Plan Area from inappropriate or premature development, the City will request that within the designated areas, Fresno County:

- A. Maintain limited agricultural zoning on all land designated for future urban use within the Specific Plan Area. The operational characteristics of uses permitted within the limited agricultural zone should be such that they will not adversely affect the existing or future use of the land within the Specific Plan Area for urban purposes.
- B. Maintain zoning that prohibits the division of the land into lots less than twenty acres in area.

1.04 A subcommittee shall be designated consisting of three members to be designated by the following: The Board of Directors and the Board of Supervisors.

1.05 The Board shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors and the Board of Directors shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors.

1.06 The Board shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors and the Board of Directors shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors.

1.07 The Board shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors and the Board of Directors shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors.

1.08 The Board shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors and the Board of Directors shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors.

1.09 The Board shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors and the Board of Directors shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors.

1.10 The Board shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors and the Board of Directors shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors.

1.11 The Board shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors and the Board of Directors shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors.

1.12 The Board shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors and the Board of Directors shall be authorized to make any and all amendments to the Board of Supervisors and the Board of Directors.

- C. Maintain an agricultural preserve pursuant to the provisions of the California Land Conservation Act and agree to enter into California Land Conservation Contracts on any parcel eight acres in size or larger which is devoted to open space. (The City will protest requests to establish California Land Conservation Act Contracts within areas designated for urban growth. The purpose of the protest is to provide the City with the option of cancelling a contract upon annexation to allow expansion of planned urban development.)
 - D. Refer all proposals for urban development to the City for consideration.
 - E. Where a proposal for development of unincorporated land does not meet the conditions in Section 305-01:2.03, but is within the area designated for urban development on the Specific Plan, the City will advise Fresno County that the proposed development is premature, is not consistent with this Specific Plan, and will request that the County not approve the application.
- 2.02 It is the intent of the City that the areas north of Dinuba Avenue shown as urban reserves on the Specific Plan Map shall not be developed with urban uses until the urban areas south of Dinuba Avenue within the Specific Plan Area are substantially developed. Applications for development of land within a designated urban reserve area, including zoning and subdivision applications, will be considered consistent with this Specific Plan when the proposed development meets the conditions specified in Section 305-01:2.03 and when the Planning Commission and City Council, after reviewing the application and other appropriate information, have determined that the area south of Dinuba Avenue, within the Specific Plan Area, has been substantially developed.
- 2.03 The City will consider proposals for urban growth and development within the Specific Plan Area to be consistent with the Policies for Urban Growth Management of this Specific Plan if all of the following conditions are met:
- A. The property is annexed to the City.

1.

including an estimated 100,000 persons in the vicinity of the California State Capitol and the various other public buildings in the city. The estimated cost of the project is \$1,000,000. The project is being financed by the State of California and the City of San Francisco. The project is being completed in 1965.

2.

The project is being completed in 1965.

3.

The project is being completed in 1965.

4.

The project is being completed in 1965.

5.

The project is being completed in 1965.

6.

The project is being completed in 1965.

- B. The proposed type of development is consistent with the land use classification shown for the land on the Specific Plan Map.
- C. The proposed development can be adequately served by the local water company water system.
- D. The proposed development can be adequately served by the SKF County Sanitation District wastewater collection and treatment system.
- E. The proposed development can be served by a drainage system approved by the City without requiring extensions of the City drainage system beyond those which the developer will consent to provide.
- F. The proposed development can be provided an adequate level of fire protection by the City.
- G. The proposed development can be served by the City's major street system without substantially altering existing traffic patterns or overloading the street system and without requiring improvements to the street system beyond those which the developer will consent to provide.
- H. The proposed development can be provided with adequate park and recreation facilities without requiring additions to existing facilities beyond those which the developer will consent to provide.
- I. The local school district can absorb any children expected to inhabit the proposed development in accordance with established classroom or facilities standards of the district.

305-02: Policies for Urban Land Use Within the Specific Plan Area

- 1.00 Subject to the exceptions noted in Section 305-02:2.00, below, the land within the Specific Plan Area shall be developed in accordance with the land use classifications shown on the Specific Plan Map and the standards and zoning specified in Section 303 and 304 of this Specific Plan.
- 2.00 Certain areas within the Specific Plan Area which are designated for specific urban uses on the

1. The proposed system of development is designed to be consistent with the land use plan of the Special Use Map.
2. The proposed development can be developed in accordance with the local zoning regulations and the Special Use Map.
3. The proposed development can be developed in accordance with the local zoning regulations and the Special Use Map.
4. The proposed development can be developed in accordance with the local zoning regulations and the Special Use Map.
5. The proposed development can be developed in accordance with the local zoning regulations and the Special Use Map.
6. The proposed development can be developed in accordance with the local zoning regulations and the Special Use Map.
7. The proposed development can be developed in accordance with the local zoning regulations and the Special Use Map.
8. The proposed development can be developed in accordance with the local zoning regulations and the Special Use Map.
9. The proposed development can be developed in accordance with the local zoning regulations and the Special Use Map.
10. The proposed development can be developed in accordance with the local zoning regulations and the Special Use Map.

Section 103 and 104 of the Special Use Map

- 1.00 Section 103 and 104 of the Special Use Map are designated for the Special Use Map.
- 1.01 Section 103 and 104 of the Special Use Map are designated for the Special Use Map.
- 1.02 Section 103 and 104 of the Special Use Map are designated for the Special Use Map.
- 1.03 Section 103 and 104 of the Special Use Map are designated for the Special Use Map.
- 1.04 Section 103 and 104 of the Special Use Map are designated for the Special Use Map.
- 1.05 Section 103 and 104 of the Special Use Map are designated for the Special Use Map.
- 1.06 Section 103 and 104 of the Special Use Map are designated for the Special Use Map.
- 1.07 Section 103 and 104 of the Special Use Map are designated for the Special Use Map.
- 1.08 Section 103 and 104 of the Special Use Map are designated for the Special Use Map.
- 1.09 Section 103 and 104 of the Special Use Map are designated for the Special Use Map.
- 1.10 Section 103 and 104 of the Special Use Map are designated for the Special Use Map.

Specific Plan Map may also be appropriate for uses other than those shown on the map. These areas are designated by numbers on the Specific Plan Map. The following are the policies of the City regarding land uses in each of these areas:

- 2.01 Area One. Area One is designated on the Specific Plan Map for neighborhood commercial uses on its McCall Avenue frontage and for low density residential uses on the rear. The only neighborhood commercial use on the frontage considered to be consistent with the Specific Plan is a supermarket. The frontage can also be developed with low, medium or high density residential uses or residential-office uses.
- 2.02 Area Two. Area Two is designated on the Specific Plan Map for public facilities in order to permit the development of school facilities. The area can also be developed for open space purposes.
- 2.03 Area Three. Area Three is designated on the Specific Plan Map for community commercial uses. The area can also be developed with low, medium and high density residential uses and residential-office uses.
- 2.04 Area Four. Ten acres at the southeast corner of Area Four, adjacent to the intersection of McCall and Dinuba Avenues, is designated on the Specific Plan Map as a community commercial urban reserve area; the remainder of the area is designated as a low density residential urban reserve area. The community commercial portion of the area can also be developed with neighborhood commercial, residential-office and high, medium and low density residential uses.
- 2.05 Area Five. Ten acres at the southwest corner of Area Five, adjacent to the intersection of McCall and Dinuba Avenues, is designated on the Specific Plan Map as a community commercial urban reserve area; the remainder of the area is designated as a low density residential urban reserve area. The community commercial portion of the area can also be developed with neighborhood commercial, residential-office and high, medium and low density residential uses.

Specific plan may also be appropriate for areas
where there are no other plans. These areas are
designated by numbers on the specific plan map.
The following are the policies of the City
regarding land use in each of these areas:

1.01 Area One. This area is designated as the
specific plan for the residential commercial
area. It is a small area located on the
east side of the city. It is a small area
located on the east side of the city. It is a
small area located on the east side of the city.
It is a small area located on the east side of
the city. It is a small area located on the
east side of the city. It is a small area
located on the east side of the city. It is a
small area located on the east side of the city.

1.02 Area Two. This area is designated as the
specific plan for the residential commercial
area. It is a small area located on the
east side of the city. It is a small area
located on the east side of the city. It is a
small area located on the east side of the city.
It is a small area located on the east side of
the city. It is a small area located on the
east side of the city. It is a small area
located on the east side of the city. It is a
small area located on the east side of the city.

1.03 Area Three. This area is designated as the
specific plan for the residential commercial
area. It is a small area located on the
east side of the city. It is a small area
located on the east side of the city. It is a
small area located on the east side of the city.
It is a small area located on the east side of
the city. It is a small area located on the
east side of the city. It is a small area
located on the east side of the city. It is a
small area located on the east side of the city.

1.04 Area Four. This area is designated as the
specific plan for the residential commercial
area. It is a small area located on the
east side of the city. It is a small area
located on the east side of the city. It is a
small area located on the east side of the city.
It is a small area located on the east side of
the city. It is a small area located on the
east side of the city. It is a small area
located on the east side of the city. It is a
small area located on the east side of the city.

1.05 Area Five. This area is designated as the
specific plan for the residential commercial
area. It is a small area located on the
east side of the city. It is a small area
located on the east side of the city. It is a
small area located on the east side of the city.
It is a small area located on the east side of
the city. It is a small area located on the
east side of the city. It is a small area
located on the east side of the city. It is a
small area located on the east side of the city.

- 2.06 Area Six. Area Six is designated on the Specific Plan Map for neighborhood commercial uses on the McCall Avenue frontage and medium density residential uses on the rear. The front portion can also be developed with residential-office and high, medium and low density residential uses. The rear portion can be developed with a mobilehome park.
- 2.07 Area Seven. Area Seven is designated on the Specific Plan Map for quasi-public facilities to permit the expansion of the existing church. The area can also be developed with low and medium density residential uses or for a senior citizen residential or care facility at high density residential development standards.
- 2.08 Area Eight. Area Eight is designated on the Specific Plan Map for low density residential uses. The frontage of Area Eight on Barbara Drive can also be developed with medium density residential uses.

1.06 Area Six is located on the
east side of the highway between
the 1000 and 1200 foot elevations
and is bounded by the 1000 foot
contour line. It is a small area
of about 100 acres and is mostly
open land with some scattered
trees and shrubs. The area is
mostly flat with a slight rise
towards the south.

1.07 Area Seven is located on the
west side of the highway between
the 1000 and 1200 foot elevations
and is bounded by the 1000 foot
contour line. It is a small area
of about 100 acres and is mostly
open land with some scattered
trees and shrubs. The area is
mostly flat with a slight rise
towards the south.

1.08 Area Eight is located on the
east side of the highway between
the 1000 and 1200 foot elevations
and is bounded by the 1000 foot
contour line. It is a small area
of about 100 acres and is mostly
open land with some scattered
trees and shrubs. The area is
mostly flat with a slight rise
towards the south.

400 CIRCULATION

401 INTRODUCTION

The purpose of this section is to establish objectives, definitions, standards and policies for streets within the Specific Plan Area.

402 OBJECTIVES FOR CIRCULATION

402-01: General Objectives

- 1.00 To provide a major street system within the Specific Plan Area capable of carrying traffic in a safe and efficient manner.
- 2.00 To ensure the safe and efficient functioning of designated major streets through proper street design, control of access and through the adoption of precise plan lines for the streets.
- 3.00 To discourage the intrusion of through traffic on local streets in residential areas.
- 4.00 To require adequate off-street parking for all uses.
- 5.00 To provide for safe and efficient access for pedestrians, bicyclists, and the handicapped to all points within the Specific Plan Area.

403 CIRCULATION DEFINITIONS AND STANDARDS

The following are definitions and generalized standards for the street system within the Specific Plan Area. Specific design standards for the streets are set forth in the City's Standard Drawings and Specifications Manual.

403.01: Arterial

An arterial provides for through traffic movement on a continuous route joining major traffic generators, other arterials, expressways, and freeways. Arterial streets are four-lane streets with median islands separating opposing traffic. Access to abutting properties is controlled.

403-02: Collector

A collector provides for internal traffic movement within the Specific Plan Area and the City and connects local roads to the arterial system. Collectors are four-lane roads with controlled access.

403-03: Local Collector

400 CIRCULATION

401 INTRODUCTION

The purpose of this section is to establish objectives, standards and policies for the use of the specific plan area.

402 ALTERNATIVES FOR DEVELOPMENT

402-01 General Alternatives

1.00 To provide a major urban system within the specific plan area capable of carrying traffic in a safe and efficient manner.

1.05 To provide the safe and efficient functioning of the urban system through proper design, construction, maintenance and operation of the plan area for the future.

1.10 To encourage the use of the plan area for the future in a safe and efficient manner.

1.20 To provide adequate off-street parking for all users.

1.05 To provide for safe and efficient access to the plan area, including the use of the plan area for the future in a safe and efficient manner.

402 DEVELOPMENT OBJECTIVES AND STANDARDS

The following are definitions and general standards for the use of the plan area. The specific plan area shall be used in accordance with the standards and objectives set forth in this plan.

402-01 Access

Access is defined as the right of way for the use of the plan area. Access is provided for through public streets and private roads. Access is provided for through public streets and private roads. Access is provided for through public streets and private roads.

402-02 Collector

A collector provides for the use of the plan area. A collector provides for the use of the plan area. A collector provides for the use of the plan area.

402-03 Local Collector

A local collector provides for internal traffic movement within residential areas and connects local roads to the collector and arterial system. Local collectors normally are two-lane roads. Access to local collectors may be controlled.

403-04: Local Street

A local street provides for internal traffic movement within an area and provides direct access to abutting property. Local streets have two lanes.

404 POLICIES FOR CIRCULATION

404-01: General Policies and Classifications for Streets

1.00 The following are the policies of the City for streets within the Specific Plan Area. The City will:

1.01 Maintain and develop streets in a manner that is supportive of the land use objectives and policies of the Specific Plan.

1.02 Adopt and maintain Precise Plan Lines for the major streets within the Specific Plan Area.

1.03 Require as a condition of approval of any new development or substantial alteration of existing development any street dedication or improvements that are necessary to complete the major and local street systems within the Specific Plan Area.

1.04 Require new single family residential subdivisions to be designed so that no lots have direct vehicular access to McCall or Dinuba Avenues. Frontage roads may be required in subdivisions to achieve this policy.

1.05 Require that the location and number of points of ingress and egress to property be established by the conditions established upon Site Plan Review under Section 11-20.1 of the Zoning Ordinance.

1.06 Require the construction of full width streets as a condition of approval of subdivisions of land.

A local collector provides for personal services
understandable within residential areas and connects
local roads to the collector and arterial system.
Local collectors generally are two-lane roads.
Because no local collector may be constructed,

100-101: Local Roads

A local collector provides for personal services
understandable within an area and provides direct access
to existing property. Local collectors have one
lane.

100-102: LOCAL COLLECTOR FOR INFORMATION

100-103: Local Collector and Classification for Streets

1.01 The collector and local roads are the basic
arterial system within the specific area. The local
roads

1.02 Collector and local roads are the basic
arterial system within the specific area. The local
roads

1.03 Collector and local roads are the basic
arterial system within the specific area. The local
roads

1.04 Collector and local roads are the basic
arterial system within the specific area. The local
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1.05 Collector and local roads are the basic
arterial system within the specific area. The local
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1.06 Collector and local roads are the basic
arterial system within the specific area. The local
roads

1.07 Collector and local roads are the basic
arterial system within the specific area. The local
roads

- 1.07 Coordinate street planning with Fresno County to ensure the orderly development of McCall and Dinuba Avenues.

404-02: Functional Classification of Streets and Highways

- 1.00 The following are the functional classifications of the streets within the Specific Plan Area. It is the policy of the City to develop these streets in accordance with the standards specified in Section 403 and the policies specified in Section 404-01.

- 1.01 Arterial

- A. McCall Avenue
 - B. Floral Avenue, west of McCall Avenue

- 1.02 Collector

- A. Dinuba Avenue
 - B. Floral Avenue, east of McCall Avenue

- 1.03 Local Collector

- A. Huntsman Avenue
 - B. Nelson Boulevard
 - C. Aspen Street
 - D. Wright Street

- 1.04 Local Street

- A. All other streets within the Specific Plan Area.

404-03: Policies for Pedestrian Paths

- 1.00 The City will require the construction of sidewalks as a condition of approval of all urban development within the Specific Plan Area requiring the issuance of a building permit and as a condition of approval of any subdivision of land for residential or commercial purposes. The sidewalks shall include provisions for the handicapped as required by State law.

- 2.00 The City may require the construction of pedestrian paths, separate from sidewalks, as a condition of approval of new development.

500 ADMINISTRATION

501 GENERAL

Administration of the requirements of this Specific Plan shall be integrated with the regular administrative processes associated with the City Zoning Ordinance and shall be subject to the same variance procedure process which applies thereto.

502 SITE PLAN

No site plan required under the provisions of Chapter 20.1 of the Selma Zoning Ordinance shall be approved except in conformity with the requirements of this Plan.

503 BUILDING PERMIT

No building permit shall be issued for any structure until plot plans and drawings of the proposed building or structure and any required landscaping have been reviewed and found to conform with the requirements of this Plan.



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Adaptation of the conditions of this specific plan
shall be interpreted with the regular administrative
provisions associated with the City Police Department and
shall be subject to the same police department process
which applies to them.

201 100-1000000000

No plan shall remain in effect until the expiration of 30 days
of the City Police Department shall be subject to the same
conditions with the provisions of this plan.

202 100-1000000000

No existing permit shall be issued for any activity which
violates any provision of the proposed plan or
ordinance and any proposed ordinance have been adopted
and shall be subject to the provisions of this plan.